

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO CONDUCT A BOUNDARY LINE ADJUSTMENT BETWEEN PARCEL No. 02070111310000 AND PARCEL No. 02070110150100 LOCATED IN SECTION 1, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF STEVENSON, COUNTY OF SKAMANIA AND STATE OF WASHINGTON. A THE BOUNDARY WAS RESOLVED USING THE PROPERTY DEED IN CONJUNCTION WITH FOUND MONUMENTS ON AFN #2007-164796.

THE BASIS OF BEARING IS IRON PIPES AS SHOWN.

TERRA SURVEYING BOUNDARY LINE ADJUSTMENT SURVEY for A & J PROPERTY MANAGEMENT, LLC

LOCATION OF SURVEY:

TRACTS OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON.

CHISELED 'X' FOUND ON TOP OF MONUMENT BOX AT QUARTER CORNER
S 01°03'05" W 20.98'
2" IRON PIPE FOUND IN MONUMENT BOX

LINE	BEARING	DISTANCE
L1	S 89°32'28" E	19.98'
L2	S 00°47'10" W	17.46'
L3	S 88°16'03" E	39.97'
L4	S 00°53'42" W	29.76'
L5	N 56°50'00" E	34.00'
L6	N 33°10'00" W	20.00'
L7	S 56°50'00" W	4.50'
L8	S 33°10'00" E	36.70'
L9	S 56°50'00" W	18.00'
L10	S 33°10'00" E	29.50'
L11	N 56°50'00" E	6.50'
L12	N 00°47'15" E	6.47'
L13	N 01°13'44" E	20.61'
L14	N 00°47'15" E	14.14'

AREA TABLE:

	EXISTING LOT SIZE	ADJUSTED LOT SIZE
PARCEL No. 02070111310000	1.52 ACRES	2.09 ACRES
PARCEL No. 02070110150100	1.36 ACRES	0.79 ACRES

*AREA BEING ADJUSTED IS 0.57 ACRES

SURVEYOR'S CERTIFICATE:

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of John Mobley in September 2023.

Erik M. Carlson 7/1/24
ERIK M. CARLSON, PLS 43141

AUDITOR'S CERTIFICATE:

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)

I hereby certify that the within instrument of writing filed by John Mobley of Ska. County at 11:21A.M. 8/26 2024

Auditor's file number 2024-001184
Robert Wayne

Recorder of Skamania County, Washington
Robert Wayne
Skamania County Auditor

EQUIPMENT:

TOPCON GPT 3005W WITH A 5 SECOND HORIZONTAL ACCURACY. LAST INSPECTED IN FEBRUARY, 2023, BY PPI GROUP. TRAVERSE CLOSURES CONTAINED A MAXIMUM 4" ANGULAR ERROR AND A MAXIMUM COMPASS ADJUSTED ERROR OF CLOSURE OF 1 : 10000.

LEGEND:

- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP
- ⊙ SET 1" SURVEY NAIL WITH WASHER, L.S.43141
- FOUND MONUMENT OF RECORD, AS NOTED
- CALCULATED, NOT FOUND OR SET
- () DEED OR PLAT CALL

SKAMANIA COUNTY REFERENCES:

BK. 3, PG. 211 SURVEYS, BOUNDARY SURVEY FOR BAKER BY KLEIN AND ASSOC., L.S. 22098, FILED: DECEMBER 12, 1995.
BK. 1, PG. 14 BOUNDARY LINE ADJUSTMENTS, SURVEY FOR JOSEPH BY WYEAST SURVEYS, L.S. 29288, FILED: JANUARY 23, 2001.
AUDITOR'S FILE No. 2004154412, JOSEPH SHORT PLAT BY WYEAST SURVEYS, L.S. 29288, FILED: SEPTEMBER 10, 2004.
AUDITOR'S FILE No. 2007164796, GARY COLLINS SHORT PLAT BY PIONEER SURVEYING, L.S. 18028, FILED: JANUARY 26, 2007.
AUDITOR'S FILE No. 2012182257, RECORD OF SURVEY BY BELL DESIGN, L.S. 41954, FILED: DECEMBER 12, 2012.
AUDITOR'S FILE No. 2017001223, RECORD OF SURVEY FOR WINGER BY KLEIN AND ASSOC., L.S. 51797, FILED: JUNE 12, 2017.

OWNERS:

PARCEL 02070111310000
PARCEL 20070110150100
A&J PROPERTY MANAGEMENT, LLC
P.O. BOX 789
STEVENSON, WA. 98648

DLC MONUMENT CASE DESTROYED BY CONSTRUCTION

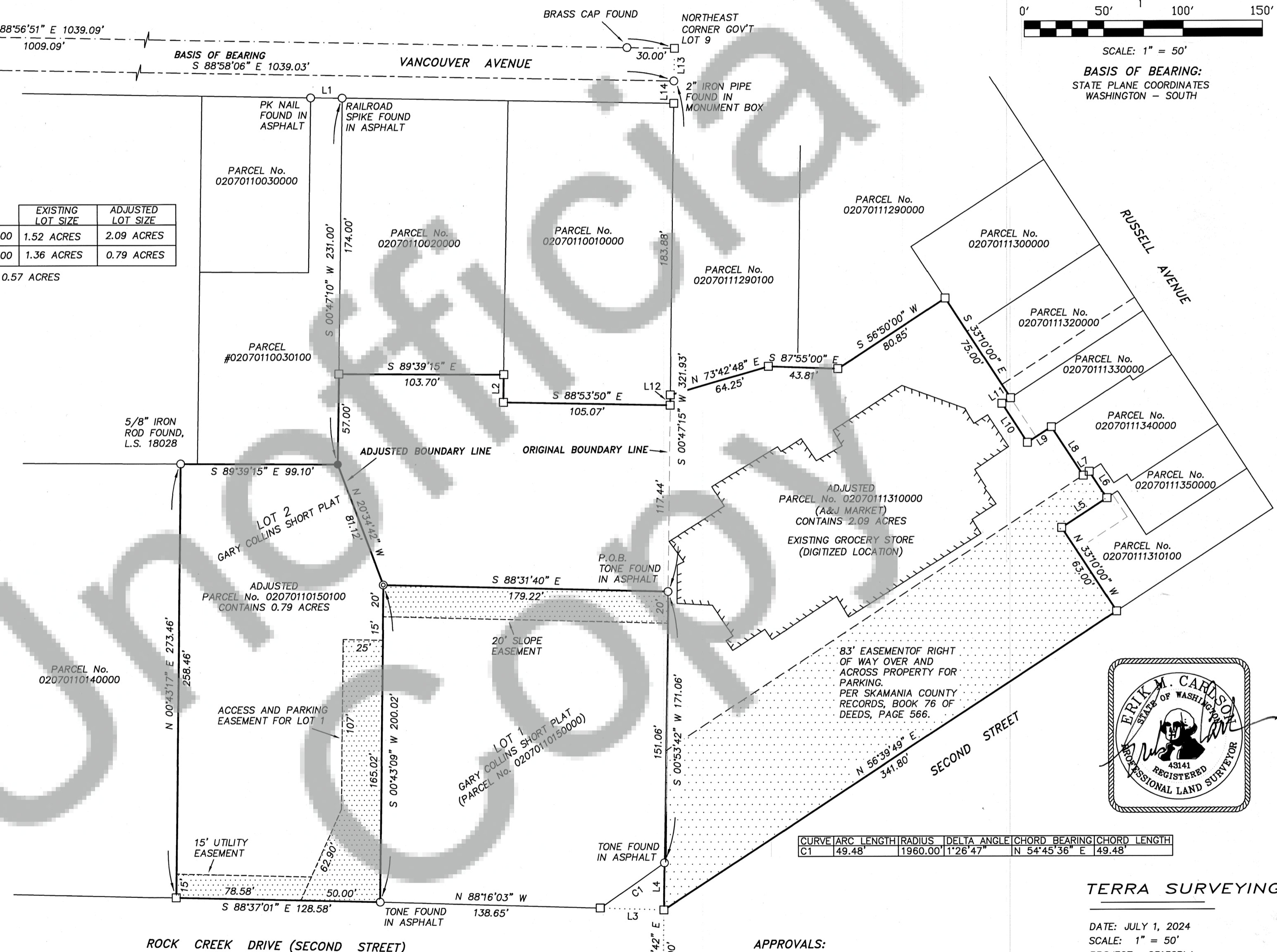
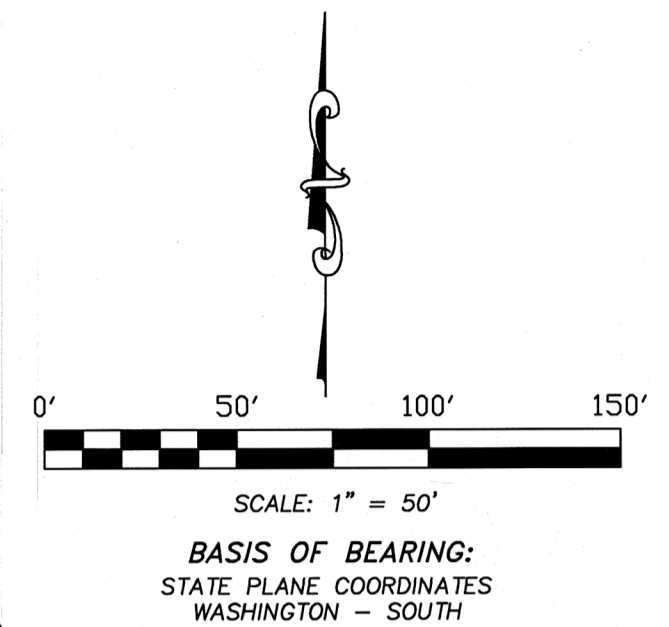
APPROVALS:

THIS PROPERTY LINE ADJUSTMENT SURVEY IS EXEMPT FROM CITY AND STATE PLATTING REGULATIONS AS PROVIDED BY RCW 58.17.040(6).

APPROVED THIS 8TH DAY OF JULY, 2024, BY
[Signature]
THE CITY OF STEVENSON
PLANNING DIRECTOR

TERRA SURVEYING

DATE: JULY 1, 2024
SCALE: 1" = 50'
PROJECT: 23136BLA
PARCEL No. 02070110150100
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net
www.terralandsurveying.com



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	49.48'	1960.00'	1°26'47"	N 54°45'36" E	49.48'

